BOOK 9434 PAGE 613

WARRANTY DEED

This INDENTURE made this 8th day of August, 1994, between SHIRLEY R. VAN HOOSER, as Executrix of the Last Will and Testament of ROBERT A. VAN HOOSER, deceased, late of Glynn County and State of Georgia, of the one part, and SHIRLEY R. VAN HOOSER, Incividually, of the County of Glynn and State of Georgia, of the other part.

W I T N E S S E T H :

THAT WHEREAS, Robert A. Van Hooser, late of Glynn County, Georgia, died testate, a resident of said County and State, on August 24, 1990, and his Last Will and Testament was duly probated in the Probate Court of Glynn County, Georgia, in Solemn Form on June 22, 1994, a copy of the Will being attached hereto, and Shirley R. Van Hooser was duly appointed and qualified as Executrix of said Will and is still acting as such, a copy of the Order of Appointment being attached hereto; and,

WHEREAS, under Item III of said Will, all of the interest of Robert A. Van Hooser in the real property hereinafter described and conveyed, was bequeathed to Shirley R. Van Hooser; and,

WHEREAS, there are no estate taxes or inheritance taxes due upon the assets of the estate of Robert A. Van Hooser, and all other debts and expenses of said estate have been paid in full;

WHEREAS, this deed is being executed in order to signify and assent to the vesting of the title to the interest of Shirley R. Van Hooser in the real property hereinafter described in accordance with the said Will;

That the said Shirley R. Van Hooser, as Executrix of the Last Will and Testament of Robert A. Van Hooser, for and in consideration of ten dollars to Shirley R. Van Hooser in hand paid by the said Shirley R. Van Hooser the receipt whereof is hereby acknowledged, hereby sells and conveys unto the said Shirley R. Van Hooser, her heirs and assigns forever the certain tract of lands situated and being in the County of Davidson, State of Tennessee:

> Land in the Eighth Civil District of Davidson County, Tennessee, being a 4.92 acre tract according to a survey dated July 7, 1971, by L.C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a steel post in the easterly margin of River Road being the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 24° 6' West 219.0 feet in the easterly margin of River Road to a steel post; thence North 62° 21' East 196 feet to a steel post; thence South 83° 36' East 798 feet to a steel post; thence South 83° 36' East 30 feet; more or less, to the Cumberland River; thence South 18° 45' East 232 feet with the meanders of the Cumberland River to a point; said point being the northeast corner of the property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 83° 15' West 22 feet, more or less, to a point; thence North 83° 15' West 773 feet in DeMoss' northerly line to a steel post; thence South 68° 20' West 203 feet in DeMoss' northerly line to the point of beginning.

Being part of the same property conveyed to James M. Fischer, Jr., Trustee, with full power to mortgage, sell, convey and otherwise dispose of said real property without joinder of any beneficiary, by deed from J.C. Dale, Trustee, of record in Book 4457, Page 175, Register's Office for Davidson County, Tennessee.

Land in the Eighth Civil District of Davidson County, Tennessee, being a 5.10 acre tract according to a survey dated July 7, 1971, by L.C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 219 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 29° 56' West 233 feet in the easterly margin of River Road to a steel post; thence North 57° 45' East 214 feet to a steel post; thence South 82° 19' East 886 feet to a steel post; thence South 82° 19' East 58 feet, more or less, to the Cumberland River; thence South 1° 20' East 190 feet with the meanders of the Cumberland River to a point; thence North 83° 36' West 30 feet, more or less, to a steel post; thence North 83° 36' West 798 feet to a steel post; thence South 62° 21' West 196 feet to the point of beginning.

Being part of the same property conveyed to James M. Fischer, Jr., Trustee with full power to mortgage, sell, convey and otherwise dispose of said real property without joinder of any beneficiary, by deed from J.C. Dale, Trustee, of record in Book 4457, Page 175, Register's Office for Davidson County, Tennessee.

Land in the Eighth Civil District of Davidson County, Tennessee, being a 5.82 acre tract according to a survey dated July 7, 1971, by L.C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 452 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 39° 39' West 219 feet in the easterly margin of River Road to a steel post; thence North 51° 14' East 272 feet to a steel post; thence South 82° 3' East 975 feet to a steel post; thence South 82° 3' East 48 feet,

more or less, to the Cumberland River; thence South 6° 30′ East 211 feet with the meanders of the Cumberland River to a point; thence North 82° 19′ West 886 feet to a steel post; thence South 57° 45′ West 214 feet to the point of beginning.

Being part of the same property conveyed to James M. Fischer, Jr., Trustee with full power to mortgage, sell, convey and otherwise dispose of said real property without joinder of any beneficiary, by deed from J.C. Dale, Trustee, of record in Book 4457, Page 175, Register's Office for Davidson County, Tennessee.

To have and to hold, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Robert A. Van Hooser, his heirs and assigns forever; and the said Shirley R. Van Hooser as Executrix of the Last Will and Testament of Robert A. Van Hooser for the heirs and representatives does covenant and agree to and with the said Shirley R. Van Hooser, her heirs or assigns, that we are lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances; that they have good right to sell and convey the same to Shirley R. Van Hooser as aforesaid; and that the before granted land and premises will be warranted and defended against all lawful claims whatever.

In witness whereof, the said parties have hereto set their hands and affixed their seals the day and year above written.

Shirley R Van Hooser
SHIRLEY R. VAN HOOSER, AS EXECUTRIX OF THE LAST WILL AND TESTAMENT OF ROBERT A. VAN HOOSER

Shirley R Van Hooser
SHIRLEY R. VAN HOOSER, INDIVIDUALLY

ACKNOWLEDGMENT

STATE OF GEORGIA
COUNTY OF GLYNN

Personally appeared before me, D.C. Adamson JR, a Notary Public in and for said County and State, the within named Shirley R. Van Hooser, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jekyll Island, Georgia, this 8th day of August, 1994.

My Commission Expires 7/28/98

Notary Public

Prepared by:

John R. Ferrelle, Esq.
Georgia State Bar No. 259225
777 Gloucester Street
Suite 208
Post Office Box 1601
Brunswick, Georgia 31521
(912) 264-0209

Map and parcel numbers for the property conveyed are:

078-00-0 061.00
078-00-0 062.00
078-00-0 063.00

Tax Bills are to be sent to:
NEW OWNER
Mrs. Shirley Van Hooser
53A Lanier Road
Jekyll Island, Georgia 31527

BOOK 454 PAGE 617

Last Will and Testament

OF

ROBERT A. VAN HOOSER

STATE OF GEORGIA

COUNTY OF GLYNN

I, ROBERT A. VAN HOOSER, a resident of Glynn County, Georgia, being of sound and disposing mind and memory, do make, this my Last Will and Testament, hereby revoking and annulling all wills and codicils heretofore made by me.

ITEM I

I desire and direct that my body be buried in a Christianlike manner suitable to my circumstances and condition in life.

ITEM II

I desire and direct that all my just debts, including expenses of burial and last rites be paid as soon as practicable after my death, but I leave to the discretion of my Executor the time and method of payment of long-term obligations which may not be due and payable at the time of my death.

ITEM III

I give, devise and bequeath all of my property of every kind and description and wherever located unto my wife, SHIRLEY R. VAN HOOSER, if she survives me by as much as thirty (30) days. In the event my said wife does not survive me by as much as thirty (30) days, I give, devise and bequeath all of my property of every kind and description and wherever located to my daughter, MONICA VAN HOOSER, per stirpes.

ITEM III

In extension and not in limitation of the powers given by law or other provisions of this will, my Executor hereinafter named and appointed, in the management, care and disposition of my estate

SIGNED FOR IDENTIFICATION: Robert A. Van Hooser

ROBERT A. VAN HOOSER

shall have the power to do all things and to execute such instruments as she shall deem necessary or proper, including the following powers, all of which may be exercised without order of or report to any officer, court or tribunal:

(a) All of the fiduciary powers which are enumerated, and as they exist as of the date of this will, in Section 4 of an Act passed by the Georgia Legislature to provide for the incorporation by reference of various fiduciary powers into wills, trusts, or other instruments in writing (Ga. Laws pp. 846, 847-856, as amended by Ga. Laws 1976, p. 1586), which powers are incorporated into and made a part of this will by reference.

(b) If the administration of my estate or of any trust created herein is required in any jurisdiction in which my Executor herein named for any reason cannot serve, my Executor shall be authorized to appoint an Executor or other fiduciary to serve in said jurisdiction.

(c) To serve without being required to make or to file any inventory or appraisal, except as hereinafter provided, or to file any annual or other returns or reports to any officer or court, or to give any bond whether or not my Executor shall be a resident of the State of Georgia, or if a bond is required by law, but a surety is not made mandatory by law, no surety on such bond shall be required. My Executor shall keep full accounts and shall make and furnish statements of all receipts and disbursements at least annually to each person then eligible to receive income from my estate or from any trust created hereunder and shall at any time, upon reasonable request of any such person, provide full information to such person as to the condition of my estate or any trust, including amounts received and disbursements made.

SIGNED FOR IDENTIFICATION: _____
ROBERT A. VAN HOOSER

ITEM V

(a) I hereby constitute and appoint my wife, SHIRLEY R. VAN HOOSER, as Executor of this my Last Will and Testament.

(b) Unless otherwise provided herein, when the term "Executor" is used in this will, it shall be deemed to include all persons and/or institutions, whether singular or plural, masculine or feminine, who are then acting as Executors.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, on this the 14 day of January, 1985.

Robert A. Van Hooser

ROBERT A. VAN HOOSER

ATTESTATION CLAUSE

The foregoing instrument was signed, sealed, declared and published by ROBERT A. VAN HOOSER, as and for his Last Will and Testament, in the presence of us, the undersigned, who, at his special instance and request, do attest as witnesses after said Testator had signed his name thereto, and in his presence and in the presence of each other.

This 14th day of January, 1985.

Name

528 Newcastle Street
Address
Brunswick, Georgia 31520

Name

5800 Altama Ave, No 75
Address
Brunswick, Ga 31520

STATE OF GEORGIA
COUNTY OF GLYNN

BOOK 9434 PAGE 621

PETITION TO PROBATE IN SOLEMN FORM THE LAST WILL AND TESTAMENT OF ROBERT A. VAN HOOSER, DECEASED.	))))	IN THE PROBATE COURT OF GLYNN COUNTY, GEORGIA

7086 08/11 0101 03CHECK 36.00

LETTERS TESTAMENTARY

FROM THE JUDGE OF THE PROBATE COURT OF SAID COUNTY:

KNOW ALL WHOM IT MAY CONCERN:

That on the 22 day of June, 1994, at a regular term of the Probate Court, the Last Will and Testament dated January 14, 1985, of ROBERT A. VAN HOOSER, deceased, at the time of his death a resident of said County, was legally proven in solemn form and was admitted to record by Order, and it was further ordered that SHIRLEY R. VAN HOOSER, named as Executrix in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executrix.

NOW, THEREFORE, the said SHIRLEY R. VAN HOOSER having taken the oath of office and complied with all the necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all the powers of Executrix under the Will of the said deceased, according to the Will and the law.

Given under my hand and official seal, the 22 day of June, 1994.

Bernice to. Hilder
Judge, Probate Court of
Glynn County, Georgia

(SEAL OF COURT)

MAIL ENV.

94 AUG 11 AM 10:09
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

80432
IDENTIF. & REFERENCE